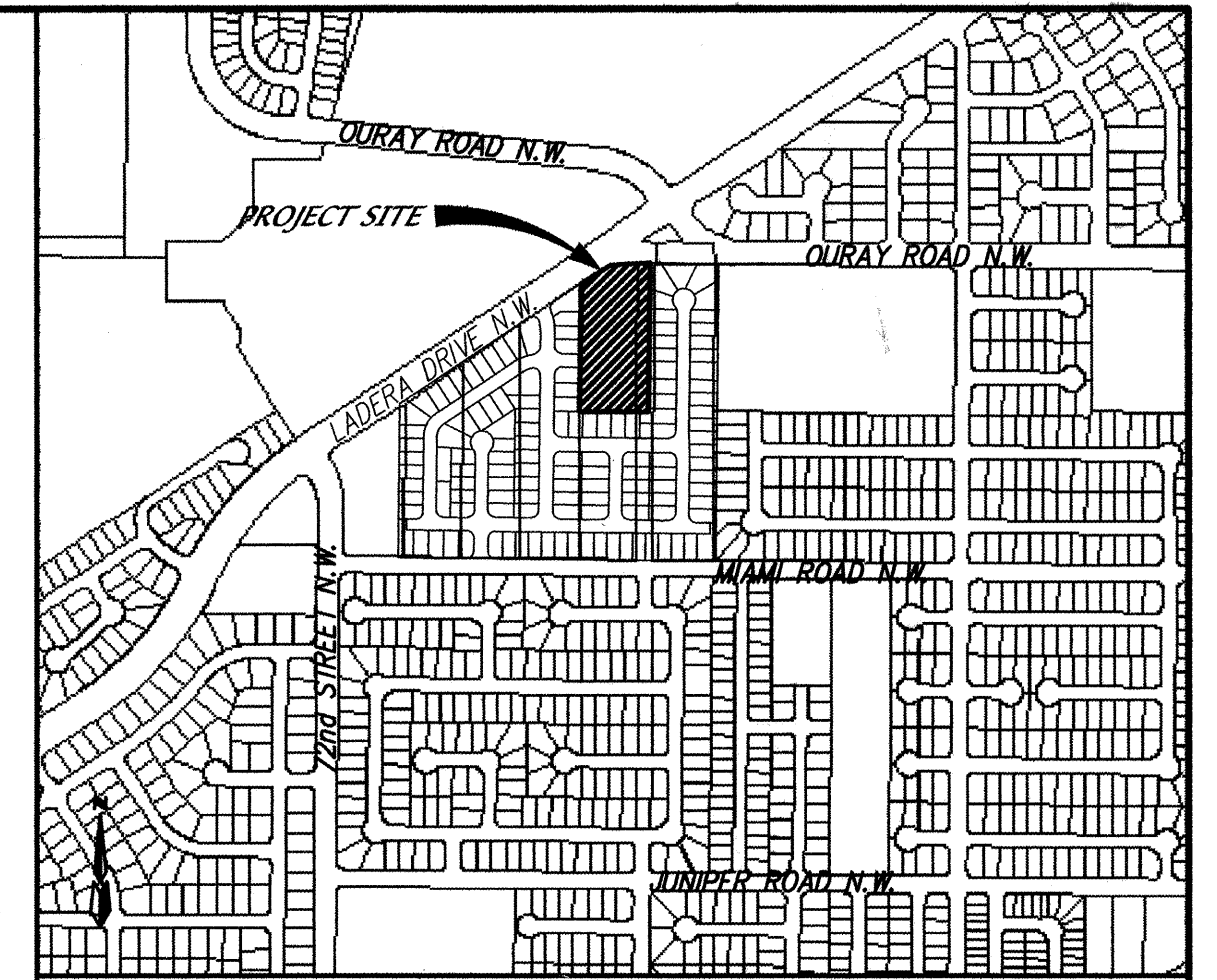


CONSTRUCTION PLANS FOR *KENSINGTON SUBDIVISION UNIT 5* ALBUQUERQUE, NEW MEXICO



VICINITY MAP ZONE ATLAS H-10-Z
SCALE: NONE

GENERAL NOTES

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. FIVE (5) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
8. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT TO COVER THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAVE BEEN RECORDED.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
11. CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION SEVEN (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.
12. FOR STORM DRAIN CONSTRUCTION, RCP JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.

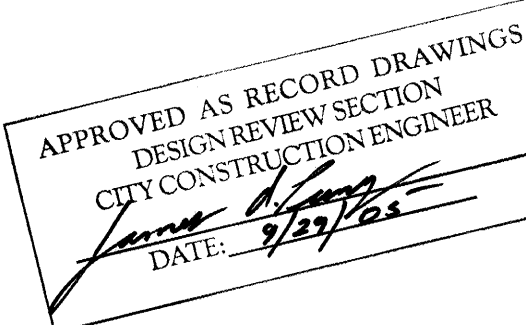
THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- ☒ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSIONED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

CAUTION:

NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P. O. BOX 90806
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539



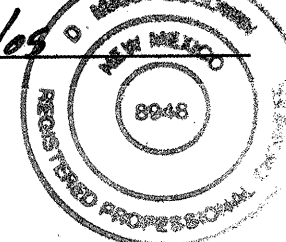
INDEX TO DRAWINGS

SHEET NO.	SHEET
1	TITLE SHEET
2	PLAT
3	GRADING & DRAINAGE PLAN
4	MASTER PAVING PLAN
5	PAVING IMPROVEMENTS
6-7	UTILITY IMPROVEMENT

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Mark Goodwin, NMPE 8948, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by ALS, Inc., NMPS number 7719.

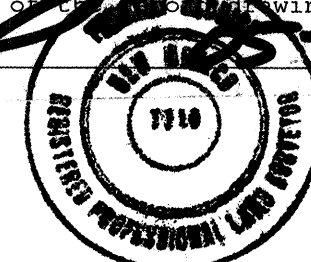
Mark Goodwin
Mark Goodwin NMPE 8948



SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering, or intent of these drawings.

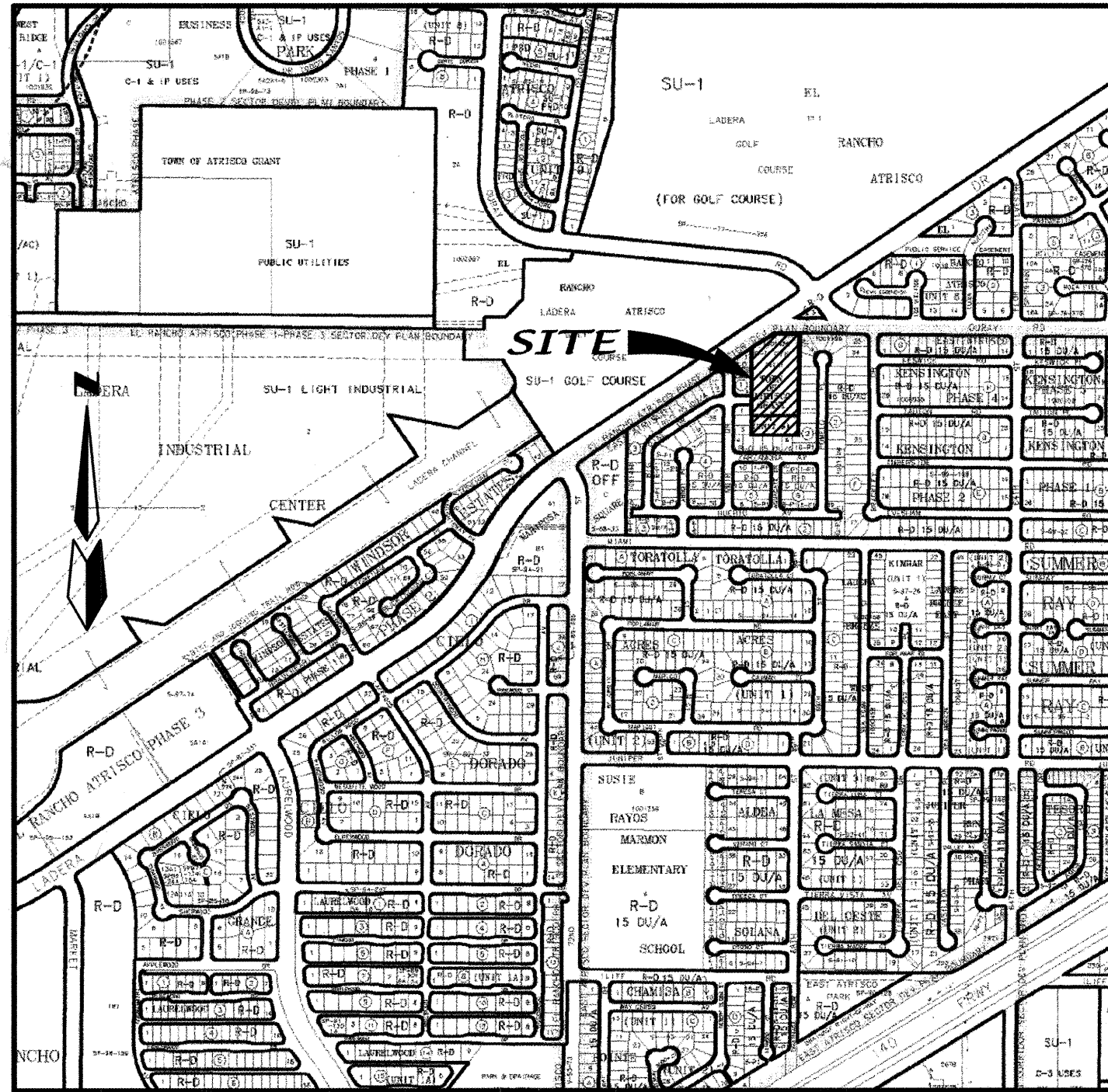
Timothy Aldrich
Timothy Aldrich P.S. No. 7719



DRB NO.

1001438

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC CHAIRMAN	<i>[Signature]</i>	10-30-04	APPROVED FOR CONSTRUCTION		
		TRANSPORTATION	<i>[Signature]</i>	9/29/04			
		WATER/WASTEWATER	<i>[Signature]</i>	9/10/04			
		HYDROLOGY	<i>[Signature]</i>	9/10/04			
		CIP	<i>[Signature]</i>	9/10/04			
		CONSTR. MGMT.	<i>[Signature]</i>	9/10/04			
		CONSTR. COORD.	<i>[Signature]</i>	10-14-04			
		CITY PROJECT NO.	691383				
		SHEET		OF			
		1		7			



VICINITY MAP: H-10-Z

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT CH-BEARING-CH-DIST		
C1	31.41	20.00	89°59'39"	20.00 N45°38'32"E	28.28	
C2	15.91	20.00	45°34'23"	8.40 N22°08'28"W	15.49	
C3	88.66	40.00	127°00'06"	80.23 S18°34'23"W	71.60	
C4	76.49	40.00	109°33'28"	56.66 N43°08'50"W	65.35	
C5	24.15	40.00	34°35'12"	12.45 N28°55'30"E	23.78	
C6	15.91	20.00	45°34'23"	8.40 S23°25'54"W	15.49	
C7	31.41	20.00	89°59'15"	20.00 S44°20'54"E	28.28	
C8	31.01	40.00	44°24'55"	16.33 S67°08'04"E	30.24	
C9	28.20	40.00	40°24'00"	14.72 S24°43'37"E	27.62	
C10	29.61	20.00	84°50'02"	18.27 N46°56'37"W	26.98	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S07°55'34"E	15.32
L2	S89°21'17"E	18.00
L3	N45°04'23"E	20.00

OWNERS

ARGUS DEVELOPMENT
6300 Riverside Plaza Lane NW,
Suite 200
ALBUQUERQUE, N.M. 87120
(505) 889-3061

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

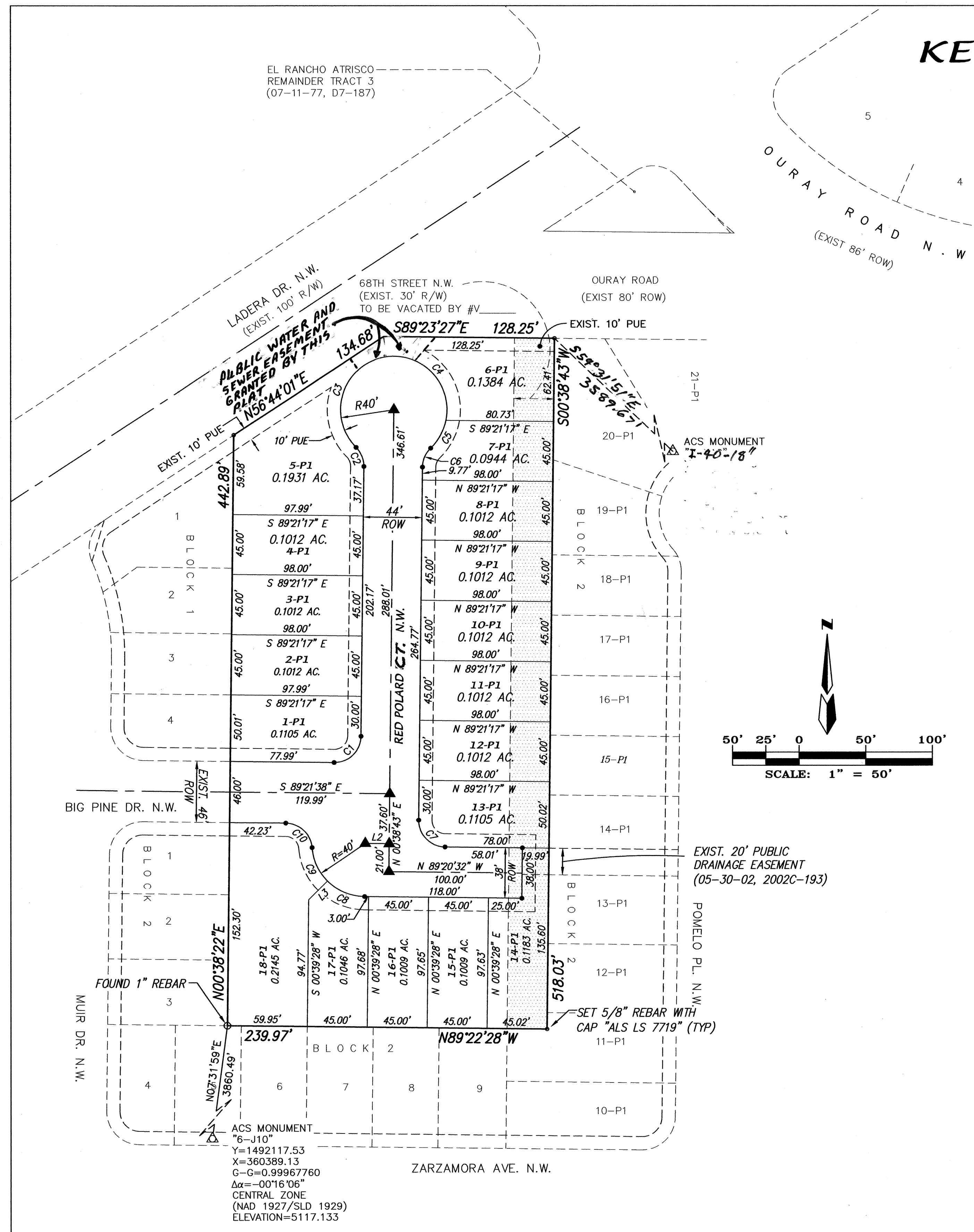
SITE BENCHMARK

ACS MONUMENT
"6-J10"
ELEVATION=5117.133
(SLD 1929)

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

EL RANCHO ATRISCO
REMAINDER TRACT 3
(07-11-77, D7-187)



NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#11993
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲. WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
PS#7719"
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- ALL RETURNS ARE 25 FOOT RADIUS UNLESS OTHERWISE SHOWN.

APPROVED FOR MONUMENTATION AND STREET NAMES

[Signature]
City Surveyor, City of Albuquerque, N.M.

6-3-04
Date

Owner: ARGUS DEVELOPMENT
[Signature]
Ben Spencer

5-27-04
DATE

PRELIMINARY PLAT FOR KENSINGTON SUBDIVISION UNIT 5 WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 10 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MAY, 2004

DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Section 10, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Tract 349-A, Unit No. 8 Town of Atrisco Grant as the same is shown and designated on said Document filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 11, 1976 in Volume B11, Folio 168 together with the westerly 30' of right-of-way of 86th Street and containing 2.7576 acres more or less.

PURPOSE OF PLAT

- SUBDIVIDE TRACT 349-A AND THE WESTERLY 30' OF 86th STREET INTO 18 RESIDENTIAL LOTS.
- DEDICATE RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE RIGHT-OF-WAY AS SHOWN.

SUBDIVISION DATA

GROSS ACREAGE 2.7576 AC
ZONE ATLAS NO. H-10
NO. OF LOTS CREATED 19 LOTS
NO. OF TRACTS CREATED 0 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY 0.6615 AC
ZONING R/D
DATE OF SURVEY APRIL, 2004
AREA OF ROW TO BE VACATED 0.3568 AC

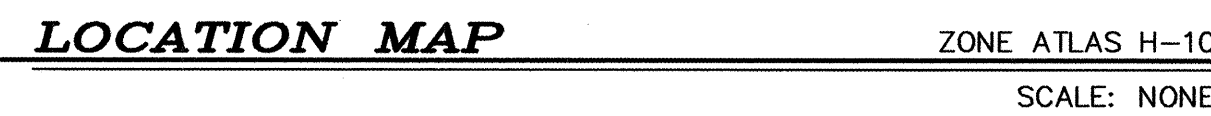
LEGEND

- 1-P1 LOT NUMBER
BLOCK 2 BLOCK NUMBER
▲ CENTER LINE MONUMENT
ROW RIGHT-OF-WAY
VACATION

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1" IRON PIPE WITH TAG "LS 11993"
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND REBAR WITH CAP "PS 11993" (TYP.)

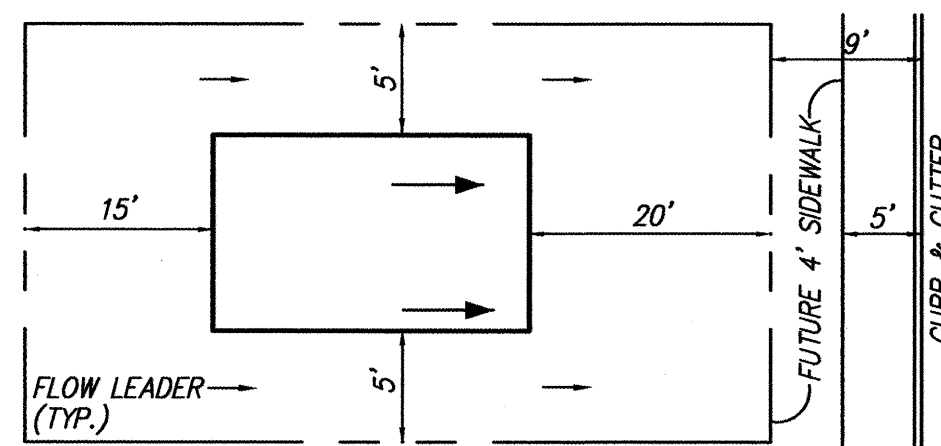
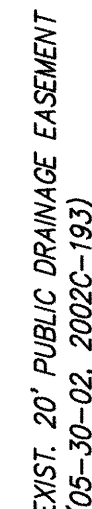
69/383 2 of 7



1. A BLOCK WALL WILL BE CONSTRUCTED ALONG THE ENTIRE PERIMETER BOUNDARY. (PART BY DEVELOPER, PART BY BUILDER.)
2. WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 1.3' AND LESS THAN 2.8' A GARDEN WALL SHALL BE CONSTRUCTED TO ACCOMMODATE PROPER SIDEYARD LOT DRAINAGE AS SHOWN ON THE SIDEYARD LOT DETAIL.
3. WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 2.8' A RETAINING WALL SHALL BE CONSTRUCTED TO ACCOMMODATE PROPER SIDEYARD LOT DRAINAGE AS SHOWN ON THE SIDEYARD LOT DETAIL.

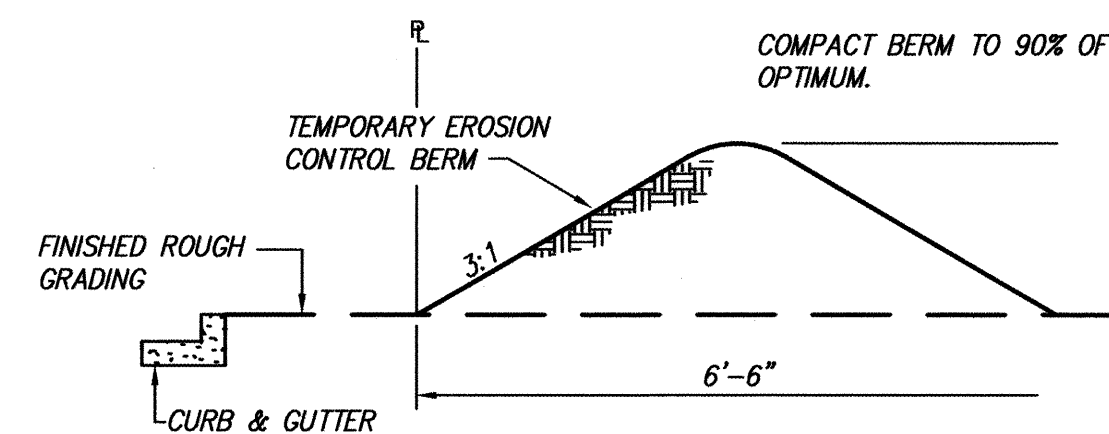
TYPICAL SIDEYARD GARDEN BLOCKWALL DETAIL

NTS ANY DIFFERENCE IN PAD ELEVATIONS BETWEEN ADJACENT LOTS GREATER THAN 2.8' WILL REQUIRE RETAINING WALLS



TYPICAL LOT LAYOUT PLAN

N.T.S.



EROSION CONTROL BERM DETAIL

N.T.S

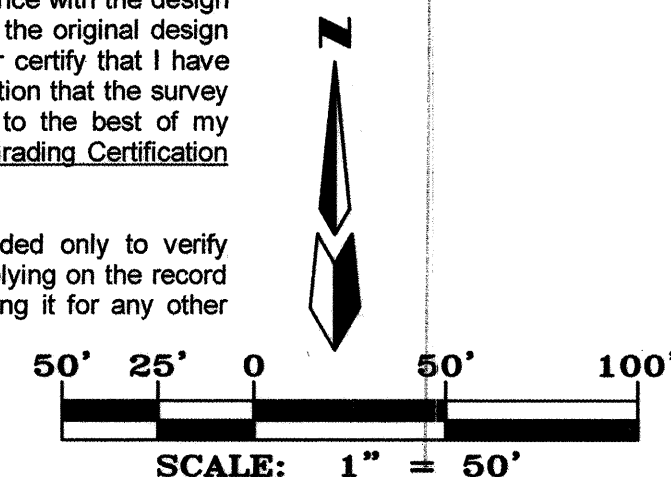
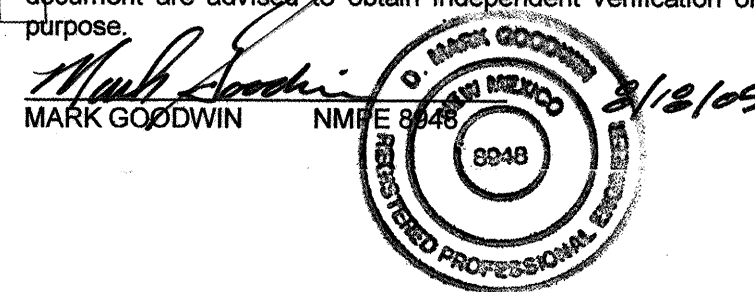
EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.

DRAINAGE CERTIFICATION

I, Mark Goodwin, NMPE #949, of the firm Mark Goodwin & Associates, PA, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 8/17/2004. The record information edited onto the original design document has been obtained by Timothy Aldrich of the firm ALS, Inc. I further certify that I have personally visited the project site on 8/19/05 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Grading Certification approval.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL LOCAL ORDINANCES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND NETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. A PERIMETER CMU WALL WILL BE CONSTRUCTED AROUND THE PROJECT SITE. INTERIOR PROPERTY BOUNDARIES WILL BE SEPARATED BY FENCES OR WALLS (SIDEYARDS AND BACK YARDS).

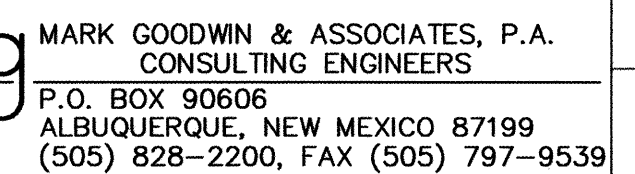
LEGEND

- | | |
|---|----------------------------------|
| — — — — — 5110 — — — — — | EXISTING CONTOUR (MAJOR) |
| — — — — — 5111 — — — — — | EXISTING CONTOUR (MINOR) |
| $\xrightarrow{\text{TC} = \text{FL} = 100}$ | EXISTING SPOT ELEVATION |
| $\times 00.00 / 10.80^{\circ}$ | EXISTING SPOT ELEVATION |
| ————— | EXISTING CONCRETE CURB |
|  | EXISTING CONCRETE/SIDEWALK |
| ● | EXISTING SANITARY SEWER MANHOLE |
| ⊕ | EXISTING FIRE HYDRANT |
| ⊗ | EXISTING TELEPHONE PEDESTAL |
| ⊞ | EXISTING DROP INLET |
| ————— | EXISTING BLOCK WALL |
| — x — x — x — x — | EXISTING CEDAR FENCE |
|  | EXISTING STORM PIPE |
| * | EXISTING STAND-UP STORM PIPE |
| *08.51 | PROPOSED SPOT ELEVATION |
| FP=10.15 | PROPOSED FINISHED PAD ELEVATION |
|  | PROPOSED FLOW ARROW |
|  | PROPOSED SLOPE |
| ————— | PROPOSED STORM DRAIN |
|  | PROPOSED STORM INLET |
|  | PROPOSED STANDARD CURB & GUTTER |
|  | PROPOSED MOUNTABLE CURB & GUTTER |
|  | PROPOSED RAISED WALKWAY |

KEYED NOTES

- ① PROPOSED TYPE DOUBLE "C" INLET
GRATE= 07.40
INV.= 5.20

ROUGH GRADING APPROVAL, ± 1 FT.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: ***KENSINGTON SUBDIVISION UNIT 5
GRADING & DRAINAGE PLAN***

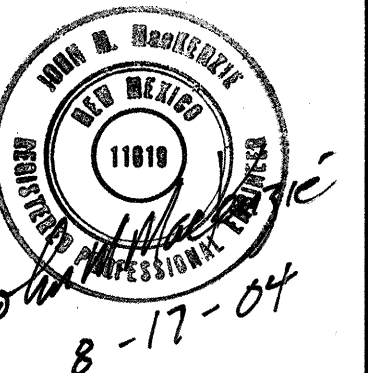
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
FOR INFORMATION ONLY	

CITY PROJECT NO.

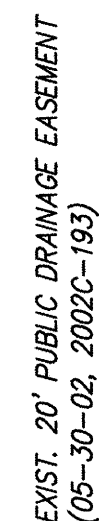
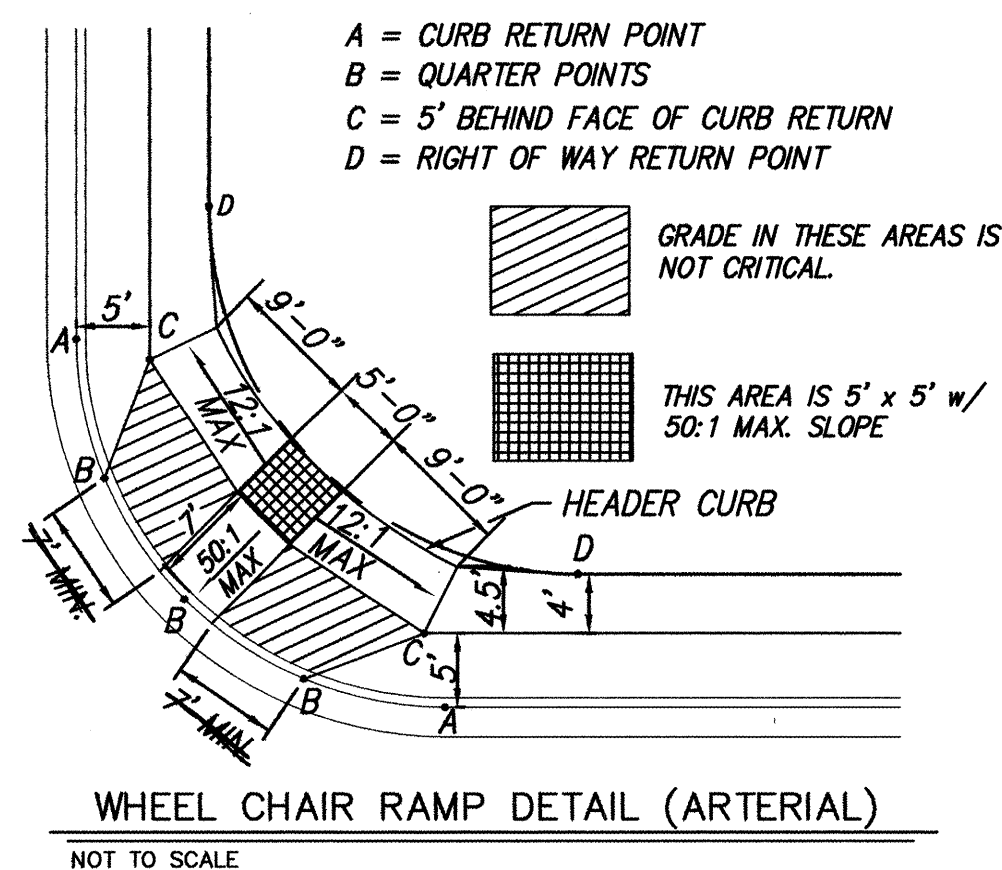
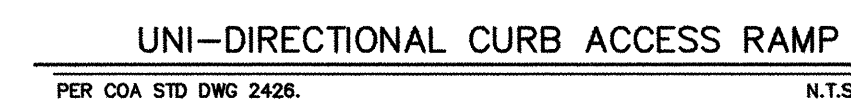
ZONE MAP NO.

SHEET	OF
-------	----

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	FIELD NOTES	CONTRACTOR	DATE
			ACS STATION 3+110. TO REACH STATION FROM THE INTERSECTION OF I-40 & UNSER BLVD. GO NORTH ON UNSER BLVD. 0.75 MI. TO LADERA DR. THE STATION IS NORTHEAST OF THE INTERSECTION. THE STATION IS A STANDARD ACS BRASS CAP SET FLUSH IN THE CONCRETE SURFACE OF THE SPALLWAY AND STAMPED "3+110". X= 356,889.72 Y= 149,392.96 (NAD 1927) ELEVATION= 5183.38 (SLD 1929)	Sundance	
				WORK STARTED BY: ALS	DATE: 3/65
				INTERVIEWED BY: Dana	DATE: 5/65
				FIELD NOTES BY: ALS	DATE: 9/65
				DRAWINGS CORRECTED BY: ALS	DATE: 9/65
				MICRO-FILM INFORMATION	
				RECORDED BY:	DATE:
				<i>not on Inspector: Henry Blair</i>	



DESIGNED BY		DATE	
DRAWN BY		DATE	
CHECKED BY		DATE	
JSD		04/04	
DER		04/04	
DWG		04/04	

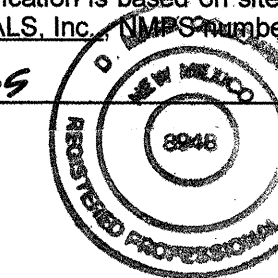


1. 6' VALLEY GUTTERS PER C.O.A. STANDARD DRAWING 2402 AT ALL INTERSECTIONS.
2. ALL 4' INTERIOR SIDEWALKS ARE DEFERRED.
3. ALL HANDICAP RAMPS TO BE PER DETAIL THIS SHEET UNLESS OTHERWISE NOTED.
4. TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB SHALL BE 10' PER COA STANDARD DRAWING 2418.
5. TRANSITION SECTION FROM FULL CROWN TO NO CROWN TO BE A MINIMUM OF 50'; PER CITY OF ALBUQUERQUE STANDARD DRAWING 2401 & 25' FOR HALF CROWN.
6. ALL SIDEWALKS PER COA STANDARD DRAWING 2430.
7. SOIL NOT HAVING A MINIMUM R-VALUE OF 50 WHERE INDICATED ON SECTIONS OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH A SUITABLE MATERIAL OR PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER COA STANDARD SPECIFICATIONS.
8. UNI-DIRECTIONAL CURB ACCESS RAMP PER C.O.A. STD. DWG. 2426.

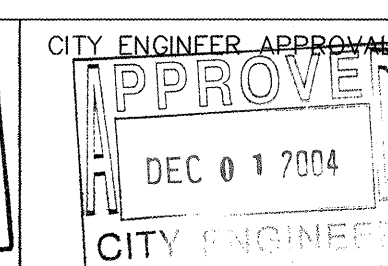
	EXISTING CONCRETE CURB
	EXISTING CONCRETE/SIDEWALK
	EXISTING TELEPHONE PEDESTAL
	EXISTING DROP INLET
	EXISTING BLOCK WALL
	EXISTING CEDAR FENCE
	EXISTING STORM PIPE
	EXISTING STAND-UP STORM PIPE
	PROPOSED STORM DRAIN
	PROPOSED STORM INLET
	PROPOSED STANDARD CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED RETAINING WALL
	PROPOSED 4' SIDEWALK (DEFERRED)
	PROPOSED STREET LIGHT
	PROPOSED WHEEL CHAIR RAMP
	50' CROWN TRANSITION (SEE NOTE 5)

I, Mark Goodwin, NMI #948, of the firm Mark Goodwin & Associates, PA, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City of Albuquerque and that the information contained herein has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by ALS, Inc. NMPS number 7719.

Mark Goodwin 8/15/05
Mark Goodwin NMPE #948

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: ***KENSINGTON SUBDIVISION UNIT 5
MASTER PAVING PLAN***



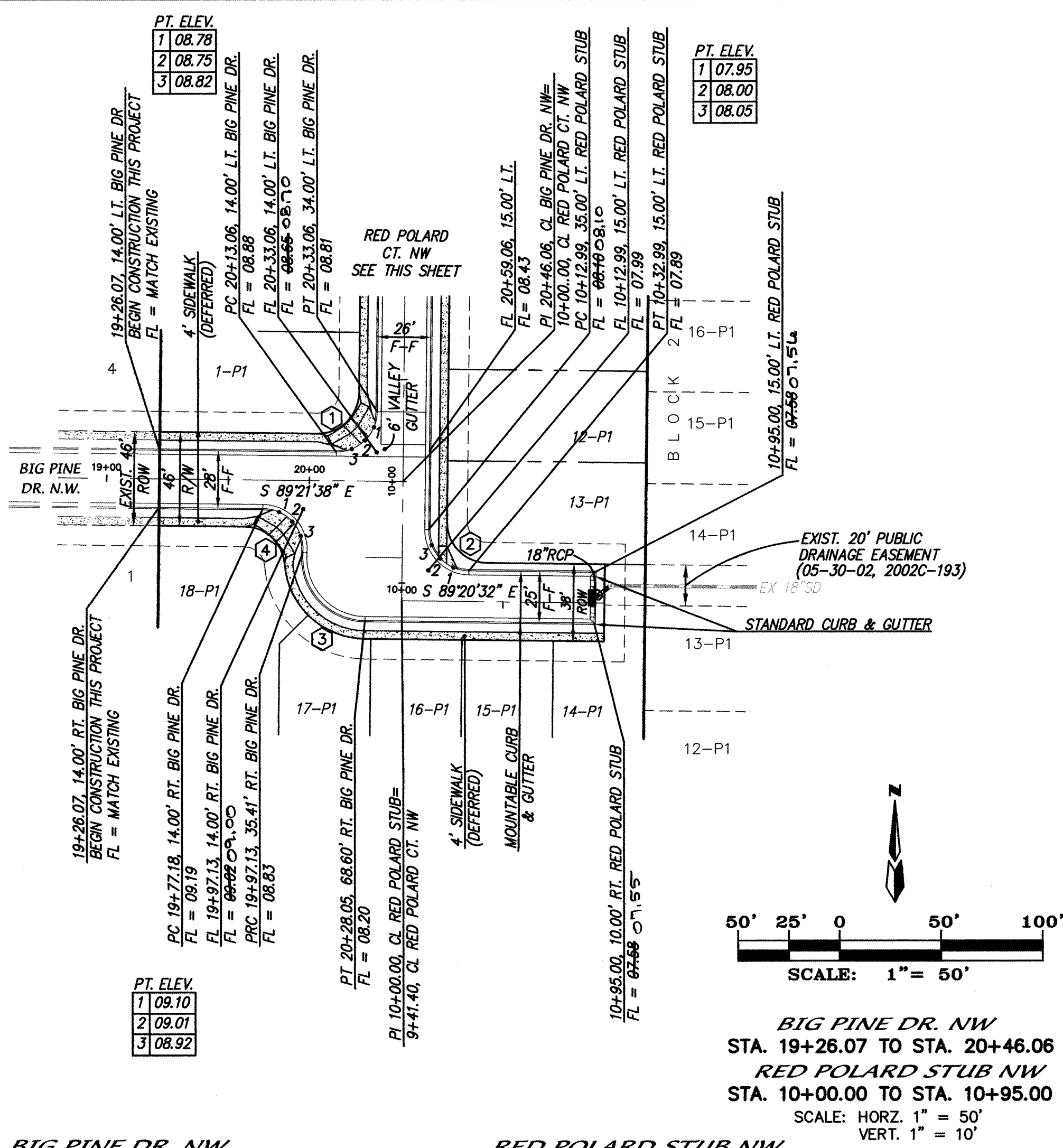
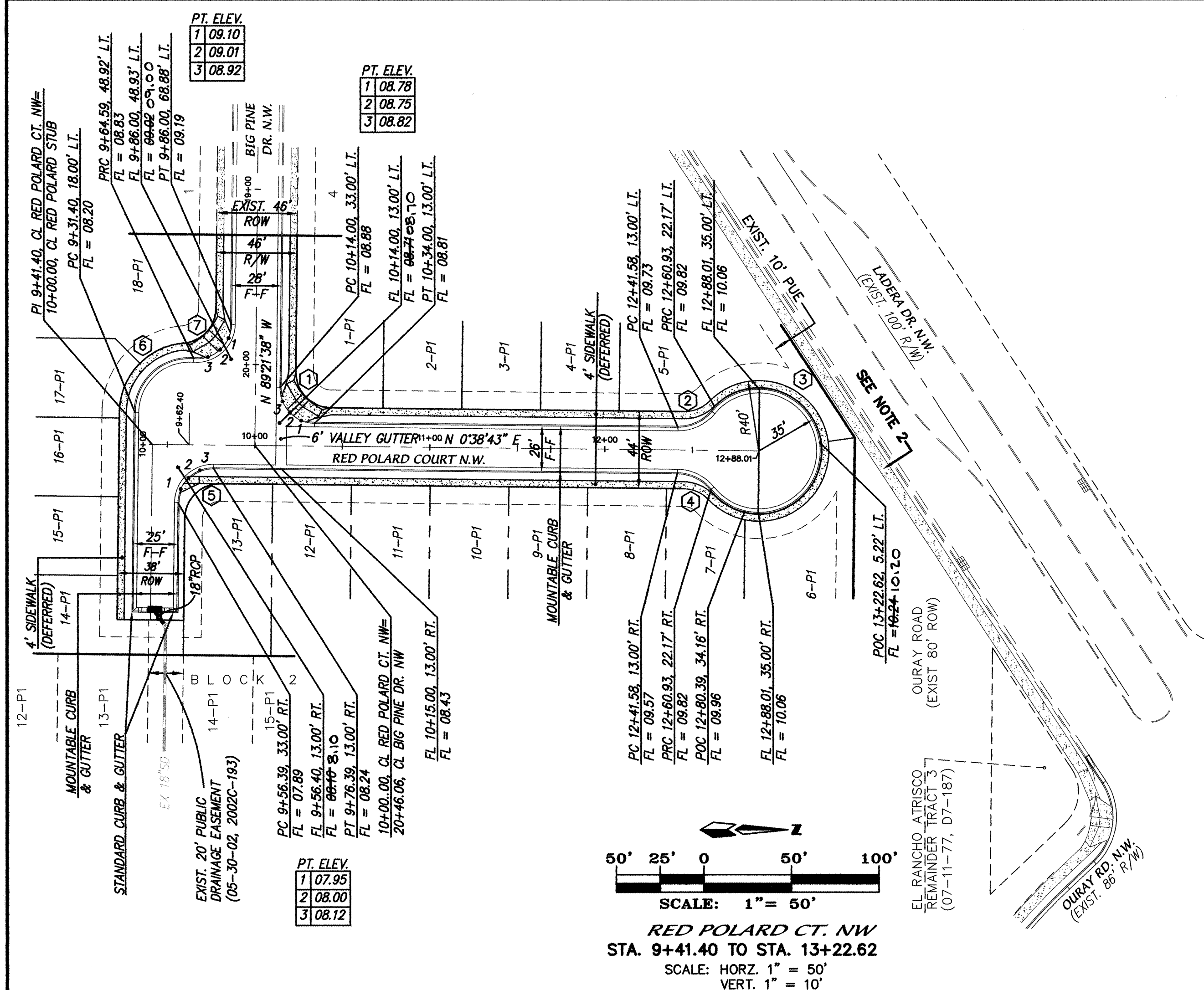
ZONE MAP NO.	
--------------	--

ZONE MAP NO.	
--------------	--

SHEET		OF
-------	--	----

2-Z	4	7
-----	---	---

SCANNED BY
MESA REPRO



NOTES

- ALL STATIONING IS CENTERLINE STATIONING.
- REVIEW W/ENGINEER THE CONDITION OF EXISTING SIDEWALK ALONG LADERA DRIVE ADJACENT TO SITE. REPLACE DAMAGED PANELS AS NECESSARY.

BIG PINE DR. NW / RED POLARD STUB NW

CURVE DATA - DESCRIBES FACE OF NEW CURB

① $\Delta = 89^{\circ}59'39''$ $R = 20.00'$ $T = 20.00'$ $L = 31.41'$	② $\Delta = 89^{\circ}59'15''$ $R = 20.00'$ $T = 20.00'$ $L = 31.41'$	③ $\Delta = 94^{\circ}02'20''$ $R = 31.00'$ $T = 33.27'$ $L = 50.88'$
④ $\Delta = 94^{\circ}02'41''$ $R = 20.00'$ $T = 21.46'$ $L = 32.83'$		

RED POLARD CT. NW

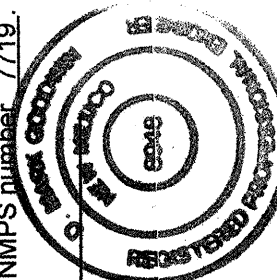
CURVE DATA - DESCRIBES FACE OF NEW CURB

① $\Delta = 89^{\circ}59'39''$ $R = 20.00'$ $T = 20.00'$ $L = 31.41'$	② $\Delta = 50^{\circ}42'13''$ $R = 25.00'$ $T = 11.85'$ $L = 22.12'$	③ $\Delta = 281^{\circ}24'25''$ $R = 35.00'$ $T = 28.64'$ $L = 171.90'$
④ $\Delta = 50^{\circ}42'13''$ $R = 25.00'$ $T = 11.85'$ $L = 22.12'$	⑤ $\Delta = 89^{\circ}59'15''$ $R = 20.00'$ $T = 20.00'$ $L = 31.41'$	⑥ $\Delta = 94^{\circ}02'20''$ $R = 31.00'$ $T = 33.27'$ $L = 50.88'$
⑦ $\Delta = 94^{\circ}02'41''$ $R = 20.00'$ $T = 21.46'$ $L = 32.83'$		

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Mark Goodwin, N.M.P.E. 8848, of the firm, Mark Goodwin & Associates, P.A., a Registered Professional Engineering Firm, State of New Mexico, hereby certify to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by ALS, Inc., N.M.P.S. License #7719.

Mark Goodwin N.M.P.E. 8848



**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

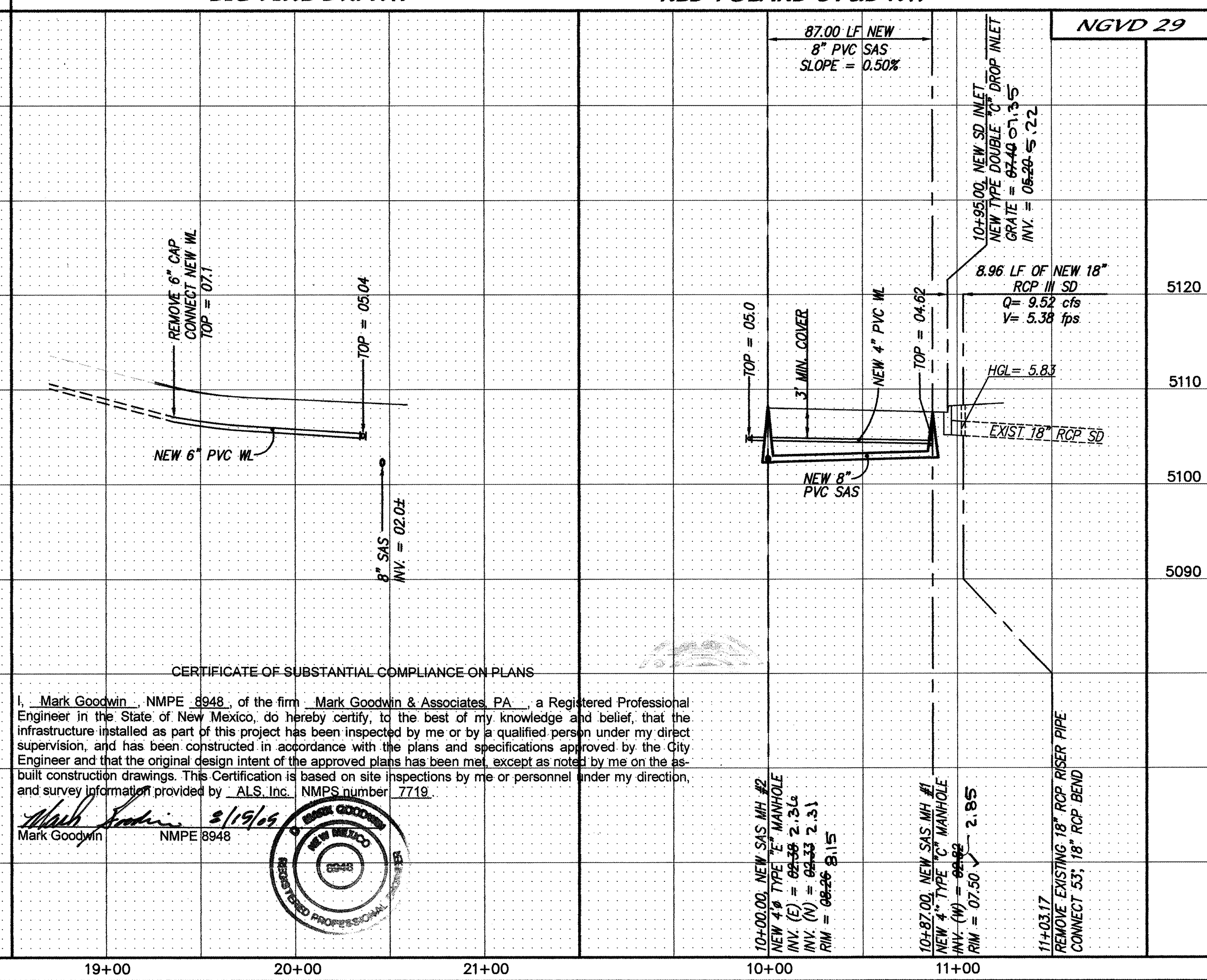
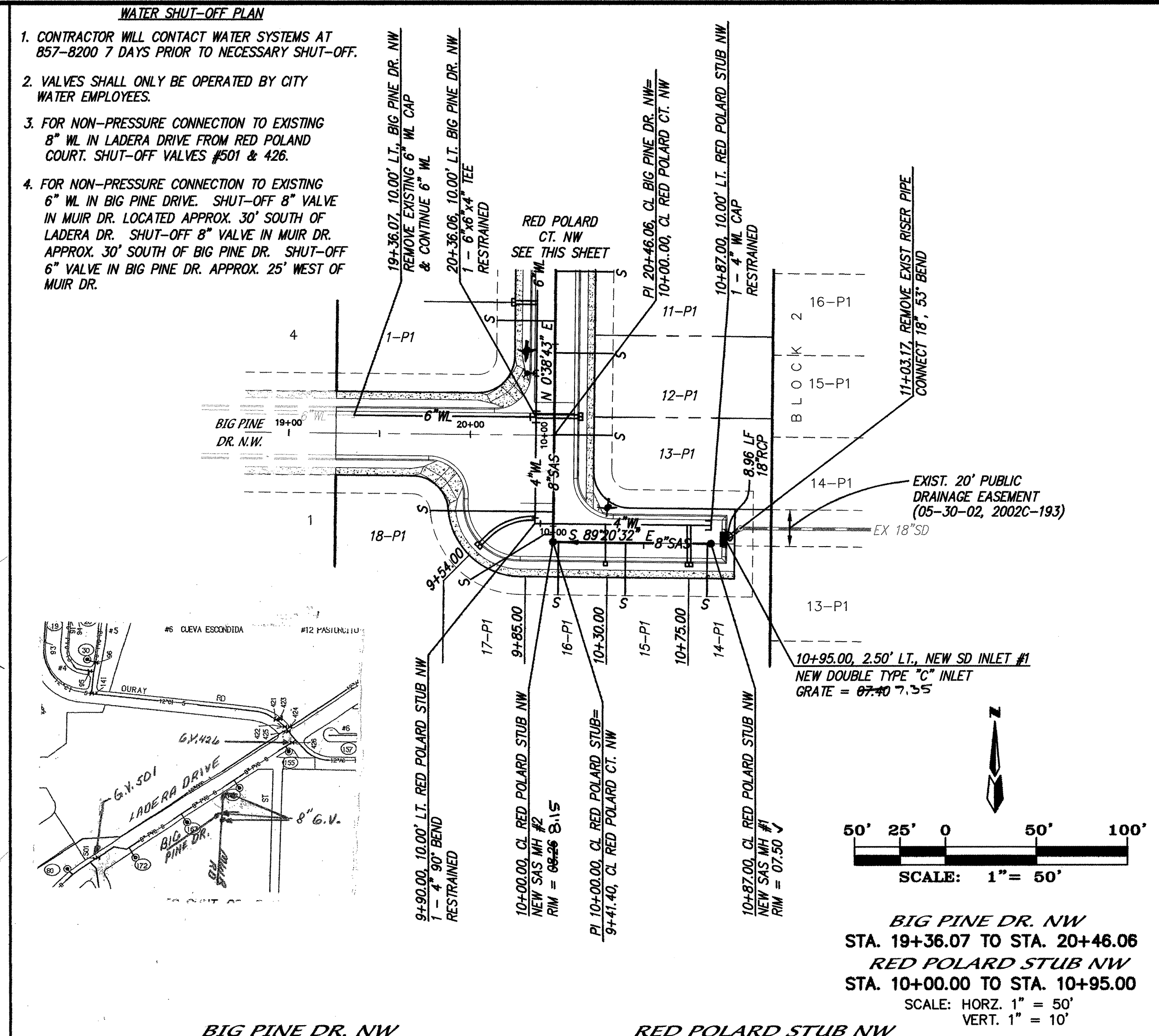
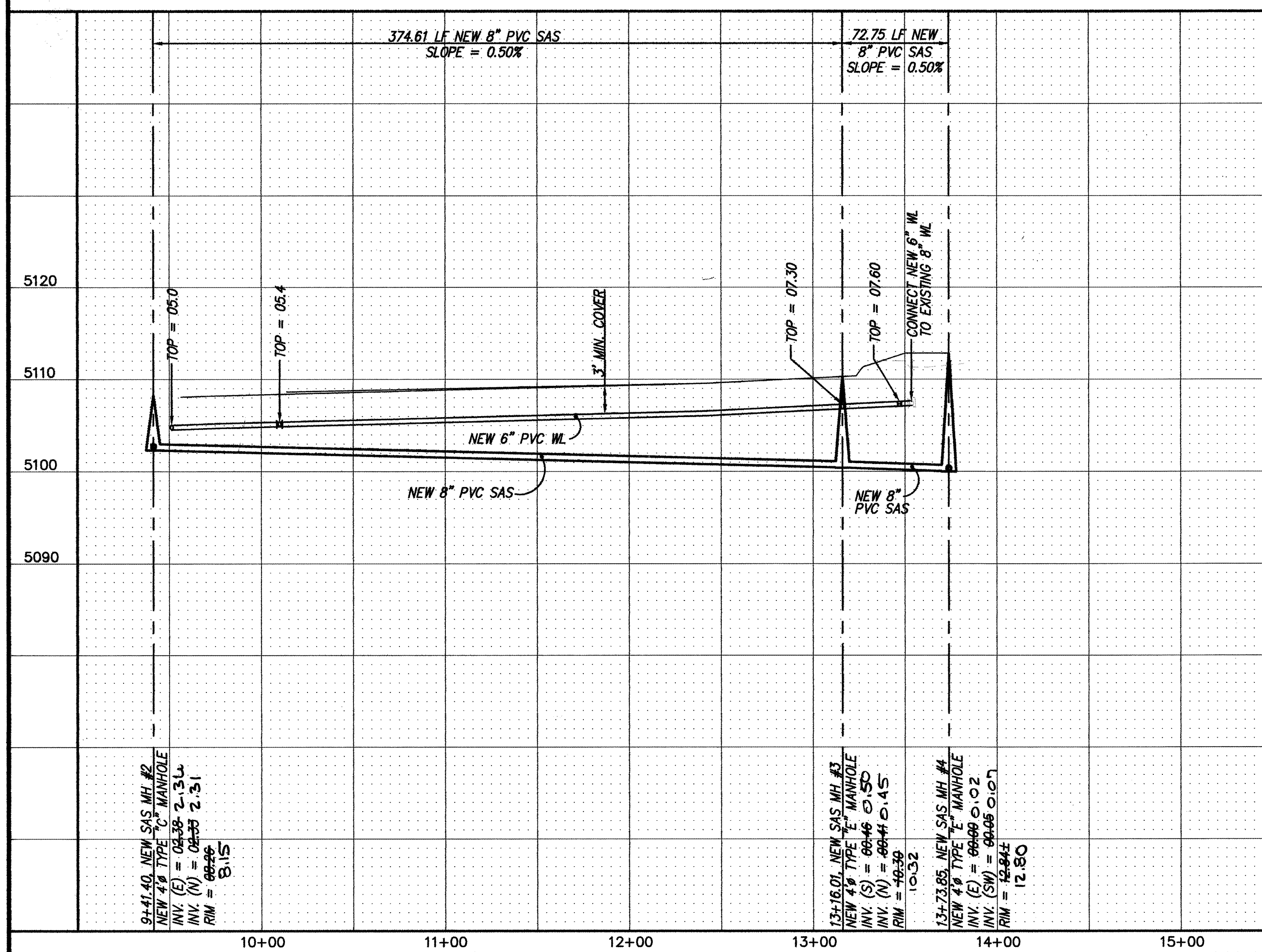
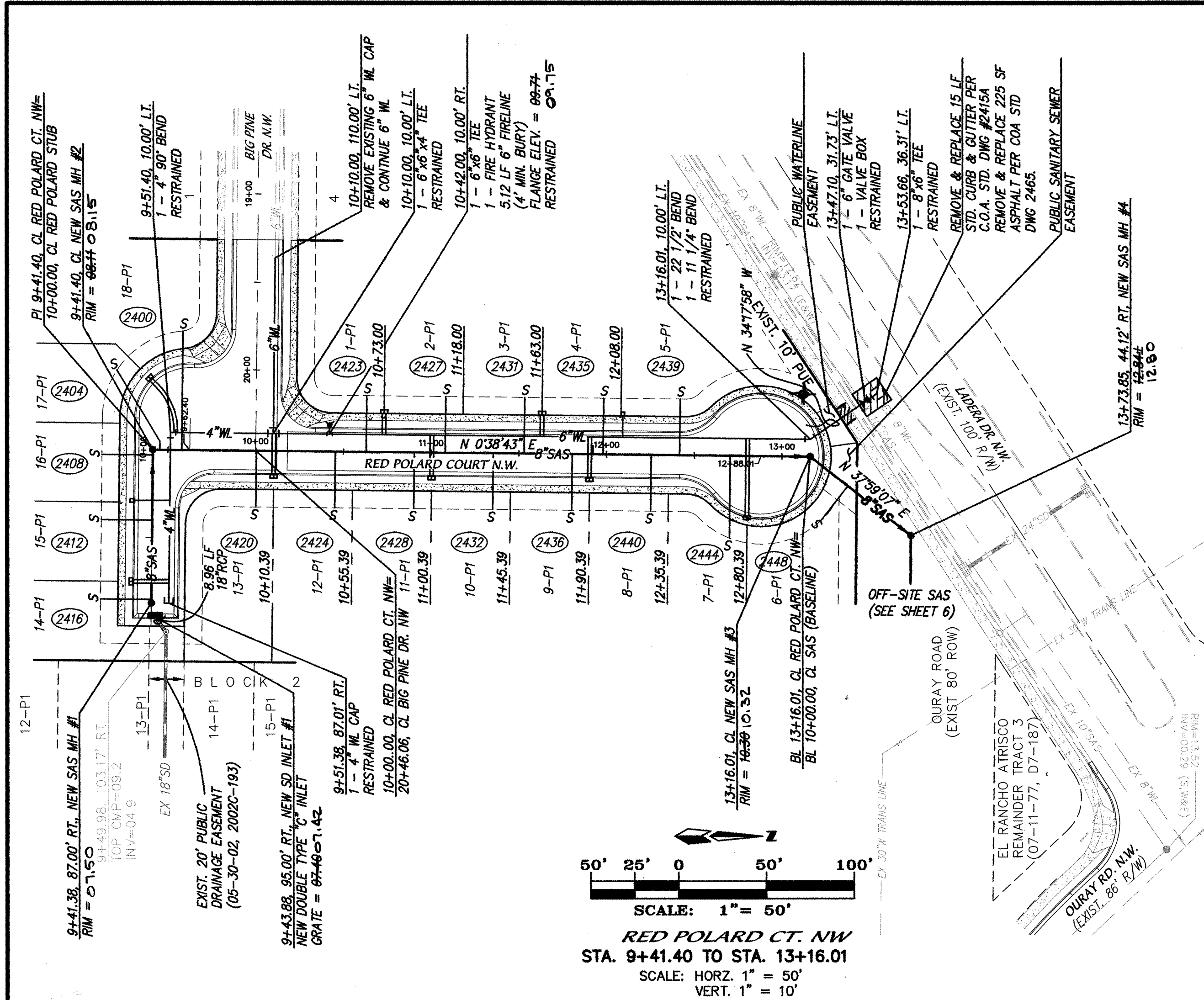
TITLE: **KENSINGTON SUBDIVISION UNIT 5
RED POLARD CT NW / RED POLARD STUB / BIG PINE DR NW
PAVING IMPROVEMENTS**

DESIGN REVIEW COMMITTEE
APPROVED
OCT 1 3 2004
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL
APPROVED
DEC 0 1 2004
CITY ENGINEER

LAST DESIGN UPDATE
MO./DAY/YR.
MO./DAY/YR.

CITY PROJECT NO. **691383** ZONE MAP NO. **H-10** SHEET **5** OF **7**



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Mark Goodwin, NMPE 8948, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by ALS, Inc. NMPS number 7719.

Mark Goodwin NMPE 8948

NOTES

- ALL STATIONING IS CENTERLINE STATIONING.
- ALL WATERLINE PIPE IS C-900 PVC AND ALL SANITARY SEWER PIPE IS SDR35 PVC UNLESS OTHERWISE NOTED.

LOT	STATION AT PUE	INV. ELEV. AT PUE	LENGTH AT PUE
1-P1	10+63.00	05.18	32'
2-P1	11+08.00	05.40	32'
3-P1	11+53.00	05.63	32'
4-P1	11+98.00	05.87	32'
5-P1	12+41.58	06.10	32'
6-P1	13+22.95	06.50	24.23'
7-P1	12+70.39	06.30	46.79'
8-P1	12+25.39	05.89	32'
9-P1	11+80.39	05.75	32'
10-P1	11+35.39	05.55	32'
11-P1	10+90.39	05.30	32'
12-P1	10+45.39	05.08	32'
13-P1	10+00.39	04.85	32'
14-P1	10+55.00	04.19	29'
15-P1	10+40.00	04.40	29'
16-P1	10+03.00	04.65	29'
17-P1	9+57.04	63.99	52.29'
18-P1	9+57.89	64.29	67.80'

LEGEND

- EXISTING CURB & GUTTER
- EXISTING CONCRETE/SIDEWALK
- PROPOSED/EXISTING EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MAN HOLE
- EXISTING WATER LINE
- EXISTING WATER GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE W/GUY WIRE
- EXISTING STREET LITE
- EXISTING SIDEWALK CULVERT
- EXISTING TELEPHONE PEDESTAL
- EXISTING INLET
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER SERVICE LINE
- PROPOSED SANITARY SEWER MAN HOLE
- PROPOSED WATER LINE
- PROPOSED DOUBLE WATER METER
- PROPOSED WATER GATE VALVE
- PROPOSED STREET LIGHT
- PROPOSED STREET ADDRESS

RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)

PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
4"	12'	5'	2'	1'	32'
6"	17'	7'	3'	2'	46'

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN BRANCH AT FITTING ONLY MINIMUM ATTACHED PIPE LENGTH, RUN SIDE OF TEE: 10.00 FEET.

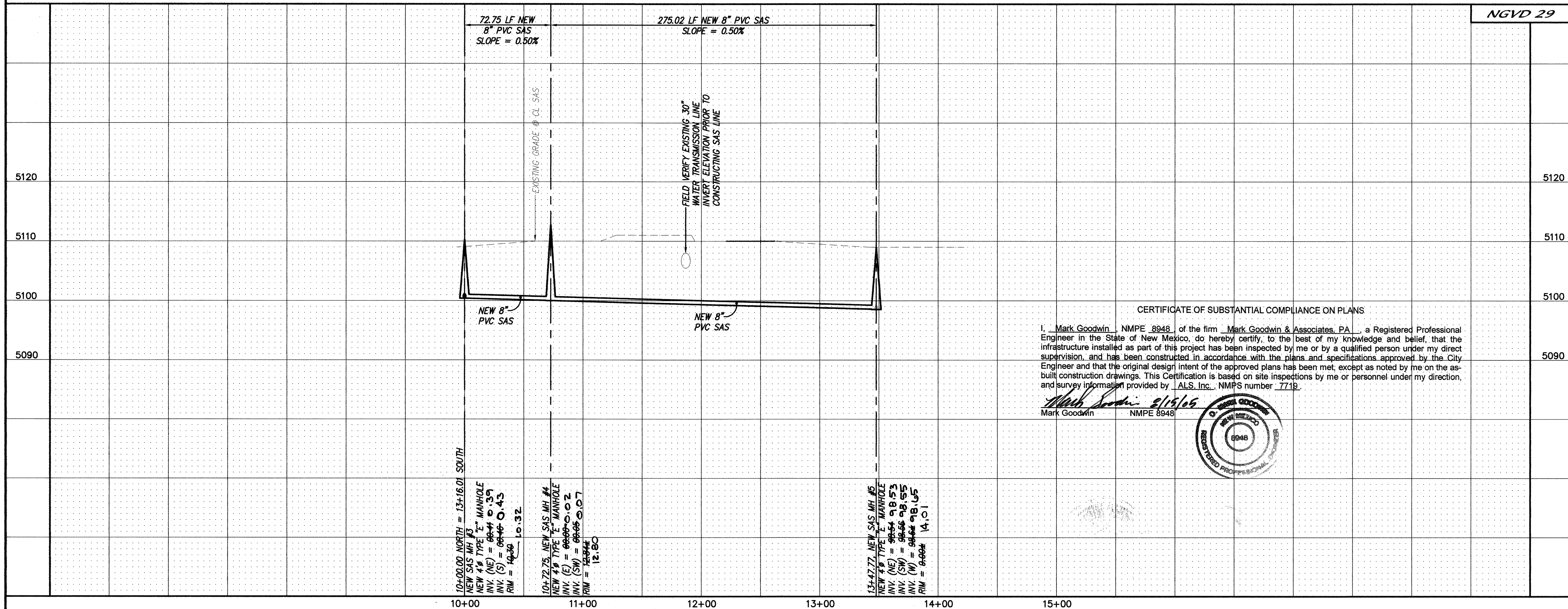
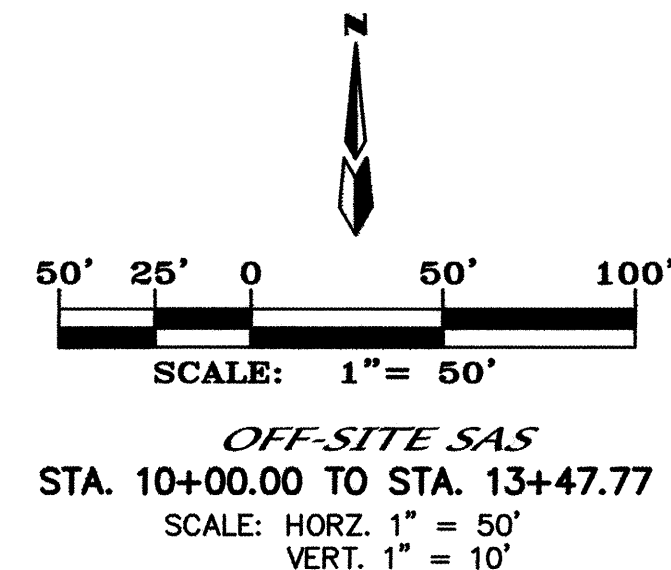
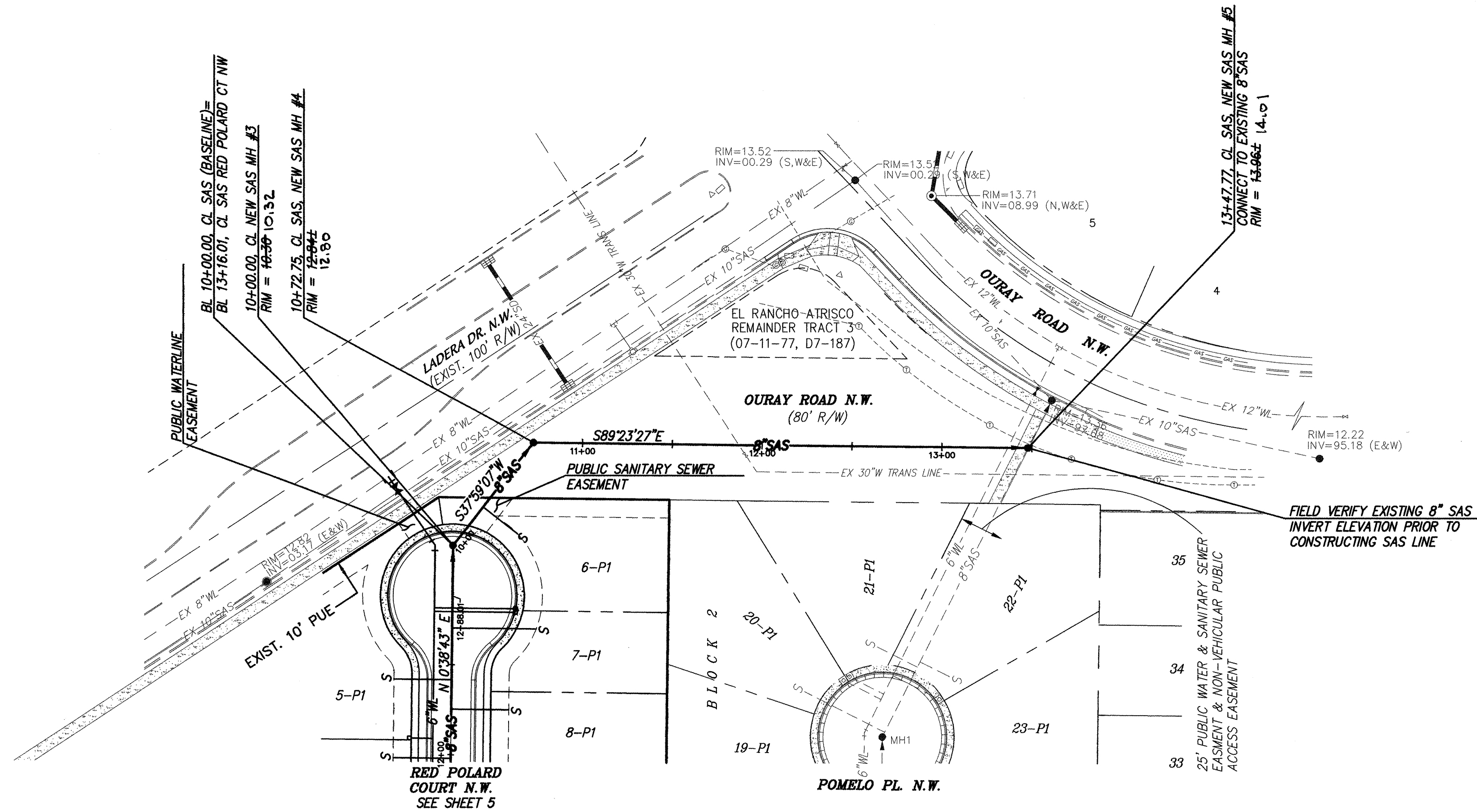
RESTRAINED JOINT LENGTH FOR TEES (FT.)

PIPE SIZE	RUN	BRANCH
8"x8"x6"	7'	5'
6"x6"x6"	10'	2'
6"x6"x4"	4'	7'

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

TITLE: **KENSINGTON SUBDIVISION UNIT 5 RED POLARD CT NW / RED POLARD STUB / BIG PINE DR NW UTILITY IMPROVEMENTS**

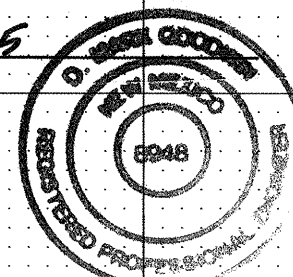
DESIGNED BY: **SD** DATE: **06/04**
DRAWN BY: **NHE** DATE: **06/04**
CHECKED BY: **DMG** DATE: **06/04**



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Mark Goodwin, NMPE 8948, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by ALS, Inc., NMPS number: 7719.

Mark Goodwin 8/15/04
Mark Goodwin NMPE 8948



- NOTES**
1. ALL STATIONING IS CENTERLINE STATIONING.
 2. ALL WATERLINE PIPE IS C-900 PVC AND ALL SANITARY SEWER PIPE IS SDR35 PVC UNLESS OTHERWISE NOTED.

AS BUILT INFORMATION			
CONTRACTOR	WORK	DATE	
Stundante	Stundante	Stundante	
INSPECTOR	INSPECTOR	DATE	
Stundante	Stundante	Stundante	
FIELD	FIELD	DATE	
Stundante	Stundante	Stundante	
REVISIONS	REVISIONS	DATE	
DESIGN	DESIGN	DATE	
DESIGNED BY	DATE	DATE	
DRAWN BY	DATE	DATE	
CHECKED BY	DATE	DATE	

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TITLE: **KENSINGTON SUBDIVISION UNIT 5
OFFSITE SAS
UTILITY IMPROVEMENTS**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED OCT 13 2004	APPROVED DEC 01 2004		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		

CITY PROJECT NO. **691383** ZONE MAP NO. **H-10** SHEET **7** OF **7**